

1  
2  
AFTER RECORDING RETURN TO:

Ledges Partners, LLC

P.O. Box 530

St. George, UT 84770

**DOC # 20060052813**

Easements Page 1 of 4

Russell Shirts Washington County Recorder  
11/14/2006 05:00:48 PM Fee \$ 17.00 By SOUTHERN UTAH TITLE CO



## Private Ingress and Egress Easement

### Recitals:

1. Ledges Partners, LLC, a Utah Limited Liability Company (hereinafter "Ledges Partners") is the owner of that certain property more fully identified on Exhibit "A" attached hereto and made a part hereof.
2. On March 8, 2006, Ledges Partners, as owner, recorded, as Entry No. 20060007007, the Official Plat of the Ledges of St. George - Phase 2, a subdivision located in the Washington County, State of Utah.
3. On March 8, 2006, Ledges Partners, as owner, recorded, as Entry No. 20060007011, the Official Plat of the Ledges of St. George - Phase 4, a subdivision located in the Washington County, State of Utah.
4. On April 25, 2006, Ledges Partners, as owner, recorded, as Entry No. 20060016178, the Official Plat of the Ledges of St. George - Phase 5, a subdivision located in the Washington County, State of Utah.
5. Access to the above 3 subdivisions is provided over and across the property identified in Exhibit "A" referenced above.
6. Ledges Partners desire to establish a private easement for ingress and egress for the owners of lots within the above described subdivision, and any future subdivision filed by Ledges Partners, and/or its successors in interest, which lies adjacent to the herein described easement.

Now therefore, Ledges Partners, does hereby grant a private easement for ingress and egress to the lot owners within the above described subdivisions over and across the property more fully identified on exhibit "A" identified herein. Said easement is not for the use of the general public and shall be appurtenant to and run with each lot within the above described subdivisions. Said easement shall automatically expire upon the recording of a private road dedication that would provide access to the subdivisions herein.

Dated this 13<sup>th</sup> day of November, 2006.

LEDGES PARTNERS, LLC, a Utah Limited Liability Company

  
Hans R. Kuhni, Manager

See Additional Page for Notary Acknowledgment.

Attached to and made a part of that certain Private Ingress and Egress Easement.

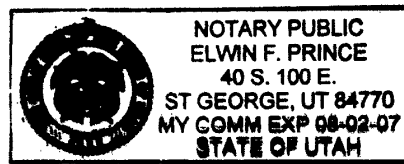
State of Utah                     )  
  :ss  
County of Washington         )

On the 13<sup>th</sup> day of November, A.D. 2006, personally appeared before me Hans R. Kuhni, Manager of LEDGES PARTNERS, LLC, a Utah Limited Liability Company, and known to me to be members or designated agents of the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Residing at:



Attached to and made a part of that certain Private Ingress and Egress Easement executed by Ledges Partners, LLC, a Utah Limited Liability Company.

**Exhibit "A" - Legal Description**

**Parcel 1:**

Beginning at a point being North 88°40'34" West, 1300.19 feet; and South 724.39 feet from the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian to the real point of beginning; thence South 61°33'28" East, 155.43 feet; thence South 26°27'40" West 22.36 feet; thence South 63°32'20" East, 137.54 feet to a point of curvature of a 340.00-foot radius tangent curve to the right; thence along the arc of said curve having a distance of 143.84 feet and a central angle of 24°14'23" and a chord that bears South 51°25'08" East a distance of 142.77 feet to a point of curvature of a 280 foot radius tangent curve to the left; thence along the arc of said curve having a distance of 262.92 feet and a central angle of 53°48'03" and a chord that bears South 66°11'58" East a distance of 253.37; thence North 79°05'35" East, 81.60 feet; thence North 82°48'26" East, 3.06 feet; to a point of curvature of a 786.00-foot radius tangent curve to the right; thence along the arc of said curve having a distance of 141.87 feet and a central angle of 10°20'29" and a chord that bears North 87°58'40" East a distance of 141.68 feet; thence South 86°51'05" East, 191.89 feet; thence North 83°41'53" East, 85.26 feet; thence South 86°51'05" East, 218.56 feet to a point of curvature of a 400.00-foot radius tangent curve to the right; thence along the arc of said curve having a distance of 84.72 feet and a central angle of 12°08'09" and a chord that bears South 80°47'00" East a distance of 84.57 feet to a point of curvature of a 400.00-foot radius tangent curve to the right; thence along the arc of said curve having a distance of 39.85 feet and a central angle of 05°42'31" and a chord that bears South 71°51'40" East a distance of 39.84 feet; thence South 69°00'25" East 76.91 feet; thence South 21°00'18" West 100.00 feet; thence North 69°00'25" West 76.89 feet to a point of curvature of a 300.00-foot radius curve to the left; thence along the arc of said curve having a distance of 29.89 feet and a central angle of 05°42'31" and a chord that bears North 71°51'40" West a distance of 29.88 feet to a point of curvature of a 300.00-foot radius tangent curve to the left; thence along the arc of said curve having a distance of 63.54 feet and a central angle of 12°08'09" and a chord that bears North 80°47'00" West a distance of 63.42 feet; thence North 86°51'05" West, 218.56 feet; thence North 73°36'11" West, 87.27 feet; thence North 86°51'05" West, 191.04 feet to a point of curvature of a 720.00-foot radius tangent curve to the left; thence along the arc of said curve having a distance of 129.95 feet and a central angle of 10°20'29" and a chord that bears South 87°58'40" West a distance of 129.78 feet; thence South 82°48'26" West, 4.43 feet; thence South 83°12'03" West, 79.32 feet; to a point of curvature of a 340.00-foot radius tangent curve to the right; thence along the arc of said curve having a distance of 324.29 feet and a central angle of 54°38'54" and a chord that bears North 66°37'24" West a distance of 312.14 feet to a point of curvature of a 280.00-foot radius tangent curve to the left; thence along the arc of said curve having a distance of 118.46 feet and a central angle of 24°14'23" and a chord that bears North 51°25'08" West a distance of 117.58 feet; thence North 63°32'20" West, 396.18 feet to a point of curvature of a 149.32-foot radius tangent curve to the left; thence along the arc of said curve having a distance of 50.22 feet and a central angle of 19°16'08" and a chord that bears North 67°37'35" West a distance of 49.98 feet; thence North 12°44'21" East, 50.63 feet to a point of curvature of a 199.48-foot radius tangent curve to the right; thence along the arc of said curve having a distance of 5.79 feet and a central angle of

Continued:

AKC

Attached to and made a part of that certain Private Ingress and Egress Easement executed by Ledges Partners, LLC, a Utah Limited Liability Company.

**Exhibit "A" - Legal Description - Continued**

**Parcel 1 - Continued -**

01°39'45" and a chord that bears South 84°57'07" East a distance of 5.79 feet; thence North 05°52'46" East, 16.98 feet; thence South 67°35'54" East, 125.38 feet to a point of curvature of a 15.00-foot radius non-tangent curve to the right; thence along the arc of said curve having a distance of 21.05 feet and a central angle of 80°25'19" and a chord that bears South 76°15'00" West a distance of 19.37 feet; thence South 26°27'40" West, 30.00 feet; thence South 63°32'20" East, 70.04 feet; thence North 26°27'40" East, 30.00 feet to a point of curvature of a 15.00-foot radius non-tangent curve to the right; thence along the arc of said curve having a distance of 24.08 feet and a central angle of 91°58'52" and a chord that bears North 17°32'54" West a distance of 21.58 feet; thence North 28°26'32" East, 12.22 feet to the point of beginning.

(Purposed Ledges of St. George - West access Parcel (Silver Cloud Private Road) - Identified as such for reference purposes only)

Tax Serial No. SG-6-1-27-112 and SG-6-1-27-113

**Parcel 2:**

Beginning at a point being South 88°49'15" East along the section line 347.27 feet and South 01°10'45" West, 1023.71 feet from the Northwest corner of Section 26, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 18°41'44" East, 304.45 feet; thence South 41°55'47" West, 20.93 feet; thence South 78°10'38" West, 117.41 feet; thence North 16°46'47" West, 19.70 feet to a point on a 35.00 foot radius curve to the left; thence 31.99 feet along said curve through a central angle of 52°22'02 (chord bears North 42°57'48" West, 30.89 feet) to a point on a 135.00 foot radius curve to the right; thence 139.13 feet along said curve through a central angle of 59°02'51 (chord bears North 39°37'23" West, 133.05 feet) to a point on a 30.00 foot radius curve to the left; thence 30.84 feet along said curve through a central angle of 58°54'27 (chord bears North 39°33'12" West, 29.50 feet); thence North 24°45'33" East, 28.06 feet; thence North 17°32'29" East, 70.13 feet; thence North 20°07'09" East, 16.58 feet to a point on a 40.00 foot radius curve to the left; thence 43.61 feet along said curve through a central angle of 62°27'45 (chord bears North 79°45'43" East, 41.48 feet) to a point on a 145.00 foot radius curve to the right; thence 84.61 feet along said curve through a central angle of 33°26'00 (chord bears North 65°14'50" East, 83.41 feet) to a point on a 5.00 foot radius curve to the left; thence 5.59 feet along said curve through a central angle of 64°05'00 (chord bears North 49°55'20" East, 5.31 feet); thence North 17°52'50" East, 8.07 feet to the point of beginning.

(Purposed Ledges of St. George - Access Parcel No. 31 - Numbered as such for reference purposes only)

Tax Serial No. SG-6-1-26-441

*JK*